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CHAPTER 0

This chapter contains the "Scenic Highway Element" which was adopted in 1973. It will be superceded by a revised element once it is written and adopted.

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SCENIC HIGHWAY ELEMENT

CITY OF CORONADO GENERAL PLAN

"CORONADO-1990"

INTRODUCTION

This proposed Scenic Highway Element is submitted for review and adoption to conform to the provisions of Section 65302 (h) of the State Government Code which requires cities to prepare and adopt "a scenic highway element for the development, establishment, and protection of scenic highways pursuant to the provisions of Article 2.5 (commencing with Section 260) of Chapter 2 of Division 1 of the Streets and Highways Code."

PURPOSE

The purpose of the Scenic Highway Element is to identify highways or roads eligible for designation as official State Scenic Highways and to list the City of Coronado's policies and standards for scenic highway protection and enhancement.

STATE HIGHWAYS 75

State Highway 75 in Coronado is indicated on the State Scenic Highway System Master Plan, although not yet officially designated. The San Diego-Coronado bridge segment of Highway 75 has already been designated and posted as a scenic highway. The City intends to seek amendments to the State Scenic Highway System Master Plan to accommodate State Highway 75 if and wherever it may be relocated in the future.

EXISTING POLICIES ASSISTING SCENIC HIGHWAY PROTECTION AND ENHANCEMENT

The City of Coronado has already taken a number of important steps that may be directly applied to Scenic Highway enhancement or preservation or that may be modified to accomplish this purpose.

ENVIRONMENTAL DESIGN REVIEW

Ordinance 1252 which established the Coronado Environmental Design Commission was adopted on March 21, 1972. This Commission is responsible for the aesthetic and environmental review of certain projects prior to the issuance of building permits in all of the following cases:

Section 9411:

A. Construction, exterior alteration, addition to and exterior repainting of any public building or structure including street furniture.

B. Relocation of any building.

C. All development requiring a special use permit, planned unit development, or similar proceeding as exists now or as may in the future be established by the City.

The purpose of this paper is to discuss the role of the anthropologist in the study of the human mind. It is argued that the anthropologist should not only study the mind as a part of the human organism, but also as a part of the human culture. The mind is seen as a product of the social environment, and the anthropologist's task is to understand the mind in its social context. This involves a study of the social structures and processes that shape the mind, and a study of the ways in which the mind is expressed in human behaviour.

1. Introduction

The purpose of this paper is to discuss the role of the anthropologist in the study of the human mind. It is argued that the anthropologist should not only study the mind as a part of the human organism, but also as a part of the human culture. The mind is seen as a product of the social environment, and the anthropologist's task is to understand the mind in its social context. This involves a study of the social structures and processes that shape the mind, and a study of the ways in which the mind is expressed in human behaviour.

2. The mind as a product of the social environment

The mind is seen as a product of the social environment. It is argued that the mind is not a fixed entity, but is shaped by the social structures and processes that surround it. The anthropologist's task is to understand the mind in its social context. This involves a study of the social structures and processes that shape the mind, and a study of the ways in which the mind is expressed in human behaviour.

3. The mind as a part of the human organism

The mind is also seen as a part of the human organism. It is argued that the mind is not only shaped by the social environment, but is also a part of the human body. The anthropologist's task is to understand the mind in its social context, and also as a part of the human organism.

4. The mind as a part of the human culture

The mind is also seen as a part of the human culture. It is argued that the mind is not only shaped by the social environment, but is also a part of the human culture. The anthropologist's task is to understand the mind in its social context, and also as a part of the human culture.

5. Conclusion

The purpose of this paper is to discuss the role of the anthropologist in the study of the human mind. It is argued that the anthropologist should not only study the mind as a part of the human organism, but also as a part of the human culture.

6. References

1. The purpose of this paper is to discuss the role of the anthropologist in the study of the human mind. It is argued that the anthropologist should not only study the mind as a part of the human organism, but also as a part of the human culture.

D. Any exterior alteration, addition, new construction or exterior repainting in any commercial, manufacturing, or industrial zone.

E. All multiple family structures of three (3) or more dwelling units in all zones except single family zones.

F. Any exterior alteration, addition, or new construction or any waterfront property with the exception of single family units at a density of twelve (12) dwelling units per acre or less.

G. Signs and advertising structures.

H. Any matter referred to the Environmental Design Commission by the Planning Commission or City Council consistent with the purposes of this Article.

Therefore, virtually all uses (excluding military) within the State Highway 75 Scenic Corridor would be subject to Design Review.

ADOPTED GENERAL PLAN

The City of Coronado adopted its General Plan ("Coronado 1990") on March 5, 1971. The Plan contained a combined Park, Recreation and Open Space Element. This Element identified a "linear park" running the entire length of the Silver Strand which is to be designed as a bike/pedestrian path. This Park, Recreation and Open Space Element was approved by the State Resources Agency on August 25, 1972 as meeting the requirements of Section 65563 of the State Government Code.

EXISTING PUBLIC OWNERSHIP

The vast majority of property on both sides of the Strand portion of State Highway 75 is already in public ownership, either by the U. S. Navy or by the State of California.

Undeveloped beach/bayside Navy property is used as amphibious force training areas. The ocean-side portion of the property is not intensively used and no permanent structures are located thereon. The bay-side portion immediately south of the Naval Amphibious Base is being utilized rather intensively as water ski parking and access area especially during the summer months, as is bay-side property south of Coronado Cays opposite the Naval Radio Station. There are no structures other than utility poles at either location, however.

State lands are operated as Silver Strand State Beach on both the ocean and bay sides of State Highway 75.

EXISTING PRIVATE OWNERSHIP

Existing private ownership is comprised almost solely of the Coronado Caus residential/marina development. This is a planned community development (PCD) being constructed pursuant to a Special Use Permit (SUP) issued by the City

of Coronado. All matters regarding this development require approval of the City of Coronado. Environmental review is required at the City level and architectural review is required by the developers as well.

SIGNS

The present ordinance expressly prohibits off-site billboards or signboards. The City intends to commence its Sign Ordinance Revision Process (SORP) on or about January 1, 1973 and this prohibition will be retained and heretofore vague language concerning off-site advertising clarified.

ACTION PROGRAM

In order to implement this Element for the purpose of enhancing and preserving the Scenic Highway characteristics of State Highway 75 in Coronado, the City intends to undertake the following action program within the 1990 time horizon of the General Plan:

1. Adopt a policy in support of continued public ownership of undeveloped public lands in the Silver Strand portion of the Scenic Highway Corridor and the ultimate use of such lands as public recreation and open space and the interim use of unused publicly owned land for public recreation and open space.
2. To aggressively pursue the joint use of the former San Diego Eastern and Arizona Railroad right-of-way as a site for future underground utility transmission lines and for a bicycle/pedestrian path.
3. To adopt a Scenic Highway Modifying Zone listing land use regulations to enhance and preserve the Scenic Highway Corridor.
4. To request U. S. Navy and State cooperation in voluntarily upgrading their facilities that are within the Scenic Highway Corridor and in voluntarily referring any proposed development to the City of Coronado for review and comment.
5. To complete efforts for Scenic Highway designation for State Highway 75.
6. To continue the prohibition of off-premise outdoor advertising anywhere in the City during the formulation of the new sign ordinance.



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